STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, February 8, 2022, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 217 Franklin Street (To Allow Short-Term Rental in the UR District)
Public hearing to consider a request from Heather and Bronson Griscom for a special use permit per Section 10-3-180(6) of the Zoning Ordinance to allow for a short-term rental within the UR, Urban Residential District. A short-term rental is defined in the Zoning Ordinance as "[t]he provision of a dwelling unit, a guest room or accommodation space within the dwelling unit, or any accessory building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy." Short-term rentals are further regulated by Article DD of the Zoning Ordinance. The +/- 14,268 sq. ft. property is addressed as 217 Franklin Street and is identified as tax map parcel 26-L-2.

Special Use Permit – 84 Pleasant Valley Road (Blue Ridge Marble, LLC)
Public hearing to consider a request from Vincenzo Luigi Dattolo with representatives Blue Ridge Marble, LLC for a special use permit per Section 10-3-91 (1) to allow manufacturing, processing and assembly operations when not employing more than 15 persons on the premises in a single shift and provided that all storage and activities are conducted within a building. The +/- 2.91-acre property is addressed as 84 Pleasant Valley Road and is identified as tax map parcel 104-A-2.

Rezoning – 50 & 52 Reservoir Street (R-2 to R-5C)
Public hearing to consider a request from Our Community Place to rezone a parcel from R-2, Residential District to R-5, High Density Residential District Conditional. The Zoning Ordinance states the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The R-5, High Density Residential District is intended for medium to high density residential development, including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The residential density ranges for the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/unit. The Comprehensive Plan designates this site as Medium Density Residential. These areas have been developed or are planned for development of a variety of housing types which in special circumstances may include multi-family dwellings (apartments). Densities in these areas should be around 15 dwelling units per acre. Non-residential uses may also be appropriate. The +/- 7,757 square foot property is addressed as 50 and 52 Reservoir Street and is identified as tax map parcel 27-E-2.

Special Use Permit – 50 & 52 Reservoir Street (Section 10-3-55.4 (6) to Reduce Required Parking Areas
Public hearing to consider a request from Our Community Place for a special use permit per Section 10-3-55.4 (6) to allow reducing required parking areas to permit fewer than the required number of vehicle parking spaces for any use, provided that an amount of open space equal to the amount of space that would have been used for the required number of vehicle parking spaces is left available for parking in the event that, at the discretion of the city council, it is needed at some time in the future. The +/- 7,757 square foot property is addressed as 50 and 52 Reservoir Street and is identified as tax map parcel 27-E-2.

Zoning Ordinance Amendment – To Allow Multiple-Family Dwellings and/or Mixed Use Buildings in the B-2, General Business District and Create Off-Street Parking Requirements for Multiple-Family Dwellings in the B-2 District
Public hearing to consider a request from Armada Hoffler Properties to amend Article Q., B-2, General Business District regulations to create the ability for property owners to apply for a special

use permit that would allow multiple-family dwellings and/or mixed use buildings in the B-2, General Business District. The amendments would include area and dimensional regulations and other regulations. Amendments would also be made to Section 10-3-25 to create off-street parking requirements for multiple-family dwellings in the B-2 District.

Special Use Permit – 381 University Boulevard (To Allow Multiple-Family Dwellings and/or Mixed Use Buildings in the B-2 District)
Public hearing to consider a request from A/H Harrisonburg Regal LLC with representatives Armada Hoffler Properties to allow multiple-family dwellings and/or mixed use buildings in the B-2, General Business District. Note that this special use permit is requested simultaneously with a Zoning Ordinance amendment request that, if approved, would create the ability for property owners within the B-2 District to apply for a special use permit per Section 10-3-91 of the Zoning Ordinance to allow for multiple-family dwellings and/or mixed use buildings. The +/- 9.5-acre property is addressed as 381 University Boulevard and is identified as tax map parcel 79-E-2.

Please note that in accordance with an Emergency Continuity of Governance Resolution adopted by City Council on January 11, 2022, members of the public are not permitted in Council Chambers due to the COVID-19 pandemic, but are encouraged to participate and express their views electronically by emailing comments to https://www.harrisonburgva.gov/agenda-comments or by calling in during the public hearing at the telephone number to be listed on the agenda.

The agenda will be posted at https://harrisonburg-va.legistar.com/Calendar.aspx.

Interested parties may watch the Council meeting, including the public hearing, on Public Education Government Channel 3 or on the City's website, https://harrisonburg-va.legistar.com/Calendar.aspx.

Given under my hand this 20th day of January, 2022

Subscribed and sworn to before me this 20th day of January. 2022, a Notary Public in and for the Commonwealth of Virginia.

My commission expires 11/30/2025

NOTARY VA PUBLIC
AIMEE LYNN LONDEREE
Notary Public
Commonwealth of Virginia
My Commission Expires 11/30/2025
Commission ID# 332642

79-E-2 B-2
A/H HARRISONBURG REGAL
C/O ARMADA HOFFLER
222 CENTRAL PARK AVE SUITE 2100
VIRGINIA BEACH, VA 23462

79-E-13 B-2
SHOUEY FAMILY ENTERPRISE LLC
7372 ARCH DRIVE
MT CRAWFORD, VA 22841

79-E-3 B-2
P&J REAL ESTATE LLC
3721 SKYE CT
EARLYSVILLE, VA 22936

79-E-11 & 79-A-2 B-2
SKYLAR & TALLI LLC
PO BOX 1039
HARRISONBURG, VA 22803

79-A-1 B-2
THF Harrisonburg Crossings
211 N Stadium Blvd, Suite 201
Columbia, MO 65203-1145

79-A-4 B-2
SAHARA III LC
PO BOX 1364
HARRISONBURG, VA 22803

79-A-3 B-2
VA EXPLORATION INC & DINING
PO BOX 21145
WINSTON SALEM, NC 27120

79-E-10 B-2
MPB INC
C/O SENTARA HEALTHCARE
6015 POPLAR HALL DR
NORFOLK, VA 23502

79-E-15 B-2
HDJR UNITED LLC
40 W. WASHINGTON ST
SUITE 101
HARRISONBURG, VA 22802

79-B-6 B-2
FIRST CITIZENS BANK & TRUST
PO BOX 27131
RALEIGH, NC 27611-7131

79-B-1 B-2
UNIVERSITY QS&L, LLC
1024 PLEASANT VALLEY ROAD
HARRISONBURG, VA 22801

79-B-2 B-2
SIMPLE PLEASURES PROP. LLC
6097 BATTLEFIELD ROAD
HARRISONBURG, VA 22801

79-B-5 B-2
PLANTERS BANK & TRUST CO.
4355 INNSLAKE DR. SUITE 325
GLEN ALLEN, VA 23060

SUP
3811 University Blvd

27-E-2 R-2
Our Community Place
17 E Johnson Street
Harrisonburg, VA 22802

27-E-1, 9, 10 R-2
Wayne Engle LLC
547 E Market Street
Harrisonburg, VA 22801

27-E-3 R-3C
HAYNCH Inc
8647 Doe Hill Road
Port Republic, VA 24471

27-D-1 R-3
Trustees Woodbine Cemetery
410 Neff Avenue
Harrisonburg, VA 22801

27-E-7 R-2
BISAPACA LLC
PO Box 1584
Harrisonburg, VA 22803

RZ & SUP
5D Reservoir St

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104-A-2 B-2
DATTOLO VINCENZO LUIGI
84 PLEASANT VALLEY ROAD
HARRISONBURG, VA 22801

104-A-1 B-2
H'BURG SOUTH MAIN STATION
PO BOX 8
MT JACKSON, VA 22842

103-A-10 B-2
3210 SOUTH MAIN LLC
3210 SOUTH MAIN STREET
HARRISONBURG, VA 22801

103-A-5 B-2
AMERCO REAL ESTATE CO
2727 N CENTRAL AVE
PHOENIX, AZ 85004

104-A-3 B-2
110 Pleasant Valley Rd LC
2885 S Main Street
Harrisonburg, VA 22801

104-B-4 B-2
PLEASANT VALLEY REAL ESTATE
291 UNIVERSITY BLVD, SUITE 100
HARRISONBURG, VA 22801

COUNTY OF ROCKINGHAM
ATTN: STEPHEN KING
PO BOX 1252
HARRISONBURG, VA 22803

SUP
84 Pleasant Valley Road

26-L-2 U-R
GRISCOM BRONSON & HEATHER
217 FRANKLIN STREET
HARRISONBURG, VA 22801

26-L-3 U-R
DANIEL JANET C
227 FRANKLIN STREET
HARRISONBURG, VA 22801

26-L-1 U-R
GRAHAM TREVOR AMY
205 FRANKLIN STREET
HARRISONBURG, VA 22801

26-N-1 U-R
DAVIS ANTHONY TRUSTEE
PO BOX 7983
CHARLOTTESVILLE, VA 22906

26-N-2 U-R
Scott Christopher L
PO Box 1423
Harrisonburg, VA 22803

26-I-1 U-R
HARPINE JAMES CATHERINE
208 FRANKLIN STREET
HARRISONBURG, VA 22801

26-I-2 U-R
THOMPSON WILLIAM WENDY
218 FRANKLIN STREET
HARRISONBURG, VA 22801

26-I-3 U-R
WHITEHILL JOSEPH VIRGINIA
228 FRANKLIN STREET
HARRISONBURG, VA 22801

SUP
217 Franklin St.